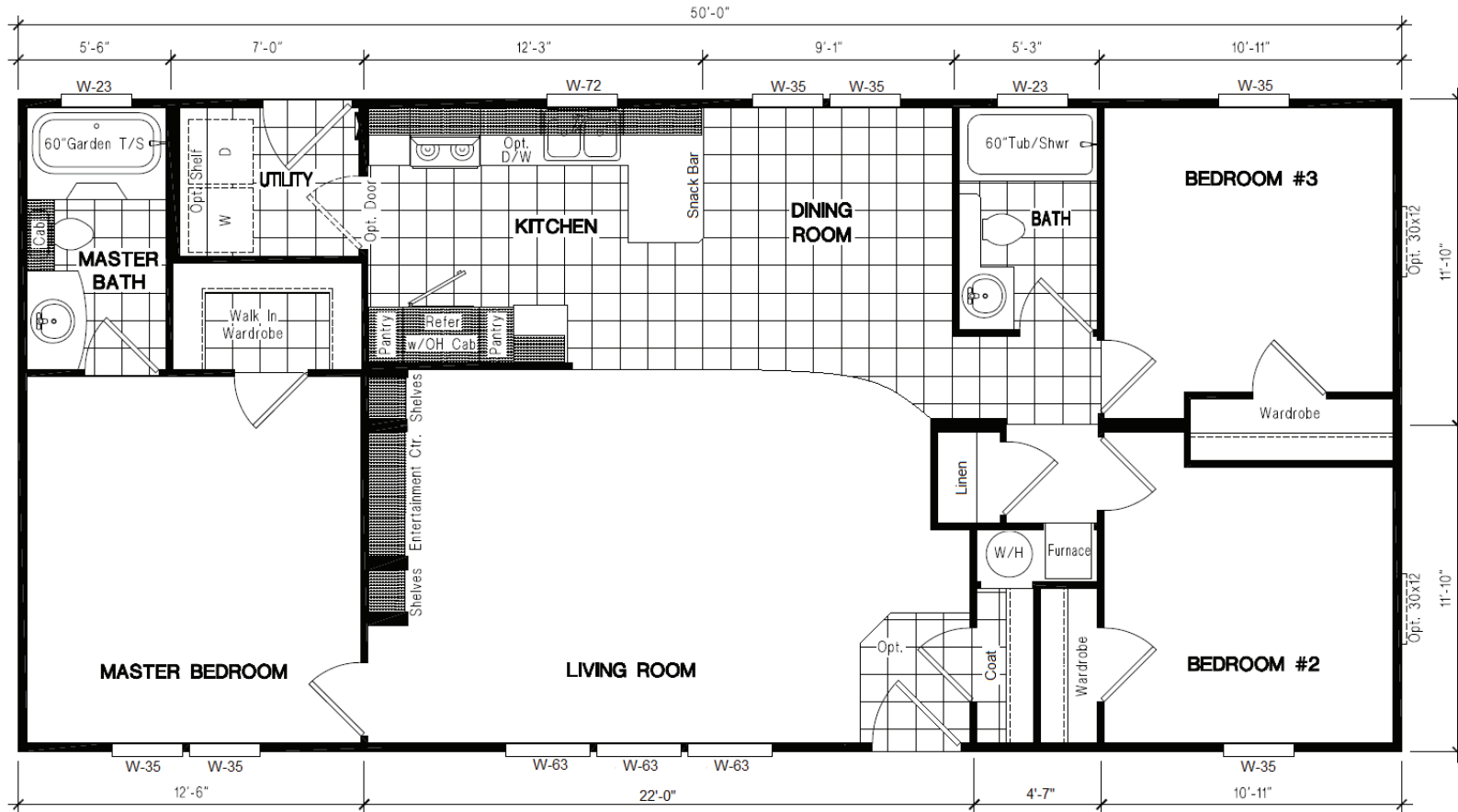


# INS 501A 24x50 1,183 sq. ft.

# INSPIRATION SERIES



**MAGNOLIA 24x50 INS 501A**  
 3 Bedroom, 2 Bath - 1,183 SQ. FT.



**Columbia**  
 MANUFACTURED HOMES

1361 West 2nd Street, The Dalles, OR 97058 • Phone: 541-296-7070 • Toll free: 877 856-4663  
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**Golden West**



# INSPIRATION SERIES



## INSPIRATION SERIES STANDARD FEATURES

### CONSTRUCTION FEATURES

- 2x6 Floor Joists -16" O.C.
- 2x4 Exterior Walls -16" O.C.
- 4" Set-Back Frame
- 25 Year Fiberglass Comp Shingles
- 19/32" OSB T&G Floor Decking
- In-Floor Waste Plumbing
- In-Floor Heat Duct Cross-Overs
- Kiln Dried Framing Lumber
- 96" Sidewall (Flat Ceiling)
- 30# Roof Load
- True 3/12 Roof Pitch (4:12 pitch single sections)

### EXTERIOR FEATURES

- LP Smart Panel Siding w/5/50 year warranty
- Gable Over Front Door (Per Model)
- 8" Cement Eave Fascia
- 36" Front and Rear Doors
- Continuous Eave Soffit Venting
- Ridge Style Roof Venting
- 4" Window Trim
- Extended Eaves and Overhangs
- Exterior GFI Receptacle (1)

### SAFETY FEATURES

- Smoke Alarms, Bdrms & Living Areas
- Deadbolts on Front and Rear Doors
- All Copper Wiring
- GFI Receptacle at all Wet Areas
- Porch Lights at each Exterior Entry
- Egress Windows in all Bedrooms

### INTERIOR FEATURES

- Tape and Texture Drywall Throughout
- Square Sheetrock Corners
- Brocade Style Ceiling Drywall Finish
- Cabinet Doors Flat Panel (MDF Frame)
- Mortised Passage Door Hinges
- No-Wax Vinyl Flooring (Kitchen, Utility Room, Baths)
- 5# Carpet Pad
- Moxie 13oz Carpet
- Carpet Installed
- Ceiling Fan w/Light (ORB Living Rm)
- Bedroom Ceiling Lights (ORB Single Bulb)
- Baseboard Molding in Vinyl Areas
- Laminated Counter Tops w/Splash
- Vented Wardrobe & Linen Shelving
- Nickel Hardware Throughout
- Fan w/Light (1)
- Entertainment Center (Per Model)
- Flat Panel Interior Doors
- USB Port (1) Std

### KITCHEN FEATURES

- Whirlpool 18 c/f Refrigerator
- Whirlpool Free Standing Range
- 30" Lighted Exhaust Fan over Range
- Kitchen Sink Under Mount Acrylic
- Goose Neck Faucet with Sprayer
- Fire Extinguisher Under Sink
- Can Lights (Kitchen and Dining Rm)

### ENERGY SAVING FEATURES

- Dual Pane Vinyl Framed Windows
- R-30 Ceiling Insulation, Blown-in
- R-11 Exterior Wall Insulation
- R-22 Floor Insulation

### BATHROOM FEATURES

- 60" Tub/Shower Combo in each Bath
- Adjustable Shower Heads
- Vessel Sink Master bath (Per Model)
- Acrylic Bathroom Sinks
- Light Soffit Master Bath (Per Model)
- Ceiling Lighting (Per Model)
- Exhaust Fans in each Bath
- Wood Trimmed Mirrors
- Furnisher Style Master Lavy
- Shut-Off Valves at Toilets
- Round Toilets
- Gun Slot Window Over T/S (Per Model)

### UTILITY FEATURES

- All Electric Appliances
- 200 Amp Electrical Service
- Forced Air Elect Down Flow Furnace
- 40 Gallon Electric Water Heater
- Plumbed/Wire For Washer and Dryer
- Freezer Receptacle (Per Model)
- Receptacle at Fresh Water Inlet
- Whole House Shut-off Valve

*Due to our continuous improvement efforts we reserve the right to change standard features, prices, materials and specifications without notice or obligation.*